

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

January 10, 2006

The meeting was called to order at 3:35 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Cheryl Grossman, Mayor; Ms. Linda Swearingen; Mr. Marvin Holt; Ms. Christa Fike and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Dr. Les Bostic, City Administrator; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Mike Keller, EMH&T; Gurgun Muharrem, Hockaden & Associates; Lt. Bill Dolby, Jackson Township Fire Department; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. Chair Holt announced that Linda Swearingen would be sworn in as a member of Planning Commission. Mayor Grossman gave the Oath of Office to Linda Swearingen.

Chair Holt then noted that the purpose of the Organizational Meeting is to elect a Chairperson and a Vice-Chairperson for the coming year.

Ms. Christa Fike made a motion to nominate Marvin Holt as Chairman of Planning Commission. Mr. Holt abstained from the vote; the nomination was unanimously approved. Mr. Holt accepted the position of Chairman.

Mr. Dan Havener made a motion to nominate Christa Fike as Vice-Chairperson of Planning Commission. Ms. Fike declined the nomination due to her upcoming move out of the City of Grove City.

Ms. Fike made a motion to nominate Dan Havener as Vice-Chairperson of Planning Commission. Mr. Havener abstained from the vote; the motion was unanimously approved.

Ms. Fike made a motion to add Item #9 Meijer Store – Lot Split and Item #10 Pinnacle Club – Lot Split to the current agenda; seconded by Mrs. Swearingen. The motion was unanimously approved.

**ITEM #1 Village at White Road – Rezoning (SF-1 and C-2 to PUD-R) (Project ID# 200512200135)
White Road, 2600 feet east of Buckeye Parkway Intersection**

Applicant: Don Plank, Plank & Brahm, 145 E. Rich St., Columbus, Ohio 43215

This application pertains to the rezoning of 27.36 acres and the proposed extension of Lamplighter Drive (to the North). The zoning change request proposes to change the current zoning classifications on the property from SF-1 and C-2 to PUD-R.

Chair Holt noted that Mr. Plank was present during the caucus, and spoke to this item. Chair Holt then noted the following stipulations:

- The private roads constructed in the development on the property shall meet Code with respect to road widths.
- The applicant shall provide ample guest parking as approved by the City during the development plan process.

Ms. Fike made a motion that the Village at White Road – Rezoning be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #2 Victorious Living Christian Center Addition – Development Plan (Project ID# 200512200136)
2735 Columbus Street

Applicant: Paul McKnight, Master Church Builders, 1667 Gateway Circle, Grove City, Ohio 43123

Ms. Fike made a motion that Victorious Living Christian Center Addition – Development Plan be withdrawn and fees waived for a period not to exceed ninety (90) days for resubmission; seconded by Mrs. Swearingen. The motion was unanimously approved.

ITEM #3 Cardinal Place – Rezoning (C-2, D-1 & R-2 to A-1) (Project ID# 200512200137)
4414 Broadway

Applicant: Joseph Hull, 3793 Broadway, Grove City, Ohio 43123

This application pertains to the rezoning of 6.79 acres of a total 9.10 acres located at 4408 and 4414 Broadway. The acreage is proposed to be developed as an apartment complex to be called Cardinal Place. The zoning change request proposes to change the current zoning classifications on the property from C-2, D-1 and R-2 to A-1.

Chair Holt noted that Mr. Hull was present during the caucus and spoke to this item. Chair Holt noted there were no stipulations.

Mr. Havener made a motion that Cardinal Place – Rezoning be recommended for approval by City Council as submitted; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #4 Cardinal Place – Preliminary Development Plan (Project ID# 200512200138)
4414 Broadway

Applicant: Joseph Hull, 3793 Broadway, Grove City, Ohio 43123

This application pertains to the construction of 14 four-unit ranch-style apartment buildings for a total of 56 apartment units.

Mr. Holt noted that Mr. Hull was present during caucus and spoke to this item. Chair Holt then noted the following:

- The parking requirements and the building setbacks are acceptable to the Planning Commission.
- The applicant shall come to an agreement on the required recreation fees with City Administration to offset not meeting the required acreage for open space.

As this was a preliminary development plan in a straight zoning district no recommendation is required and therefore no motion was made; this application will not be forwarded to City Council.

ITEM #5 Cardinal Place – Lot Split (Project ID# 200512200139)
4414 Broadway

Applicant: Joseph Hull, 3793 Broadway, Grove City, Ohio 43123

This application pertains to the split of 1.096 acres from the original 13.33 acres (deed acreage). The land in this lot split is zoned C-2 for Retail Commercial. In addition, the applicant is proposing a common

**ITEM #7 Healthy Pets of Bren-Lor (COA – Sign) (Project ID# 200512200141)
3643 Broadway**

Applicant: James Waller, All-Star Signs, 112 South Glenwood Avenue, Columbus, Ohio 43222

This application pertains to the proposal of replacing the sign faces on the existing ground sign, in front of the building at 3643 Broadway.

Chair Holt noted that Mr. Waller was present during caucus and spoke to this item; however he was not present for the business portion of the meeting. Chair Holt then noted there were no stipulations.

Mr. Havener made a motion that Healthy Pets of Bren-Lor (COA – Sign) be recommended for approval to City Council as submitted; seconded by Ms. Fike. The motion was unanimously disapproved.

**ITEM #8 Meadow Grove Estates North – Development Plan (Project ID# 200512200142)
S. of Holton Road and Buckeye Parkway, N. of Borrer Road**

Applicant: Donald Wick, Rockford Homes, 999 Polaris Parkway, Columbus, Ohio 43240

Ms. Fike made a motion that Meadow Grove Estates North – Development Plan be postponed to the January 24, 2006 meeting; seconded by Mrs. Swearingen. The motion was unanimously approved.

**ITEM #9 Meijer Store – Lot Split (Project ID# 20060105003)
2811 London-Groveport Road**

Applicant: Christine Dudley, Woolpert, Inc., 409 E. Monument Ave., Dayton, Ohio 45402

This application pertains to the split of 6.072 acres from the original 49.871 acres owned by the applicant. The land in this proposed lot split is zoned C-2 and will be developed along with the proposed Meijer Store as the retention basin for the Meijer Store and future development.

Chair Holt noted that Ms. Dudley was present during caucus and spoke to this item. Chair Holt then noted the following stipulation:

- The six acres to be split shall be combined with the Meijer Store parcel.

Ms. Fike made a motion that the Meijer Store – Lot Split be approved with the stipulation noted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #10 Pinnacle Club – Lot Split (Project ID# 200601040002)
2426 Holton Road**

Applicant: Don Plank, Plank & Brahm, 145 E. Rich Street, Columbus, Ohio 43215

This application pertains to the split of 6.486 acres from the original 28.327 acres owned by the applicant. The land in this proposed lot split is zoned PUD-R and was rezoned to this classification as part of the Development Plan for The Pinnacle Club.

Chair Holt noted that Mr. Plank was present during caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mr. Havener made a motion that the Pinnacle Club – Lot Split be approved as submitted; seconded by Mrs. Swearingen. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 3:55 p.m.

Jenifer Pfeiffer, Secretary

Marvin Holt, Chair